COUNTY of ROCKINGHAM

Department of Community Development

Rhonda H. Cooper
Director

Planning Commission Meeting Agenda
August 4, 2020
6:30 p.m.*

1. **Call to Order & Statement on Modified Public Hearings-** Chairman Burkholder

2. **Pledge of Allegiance and Invocation-** Mike Harvey

3. **Approval of Minutes-** June 2, 2020 Regular Meeting

4. **Public Hearings**
   Rezoning Cases
   A. **REZ20-034 Holtzman Properties, LLC.**, P.O. Box 8, Mt. Jackson, VA 22842. Request location: Spotswood Trail, Penn Laird, west of intersection of Lawyer Road (Rt. 655) and Spotswood Trail (U.S. 33). Request to rezone **6036 and 6072 Spotswood Trail** (Tax Map Parcels 126-(A)- L81 & L82B), approximately 1.1 acres, from A-2 (General Agriculture) to B-1C (General Business with Conditions) **and 6080 Spotswood Trail** (Tax Map Parcel 126-(A)- L82A), approximately 0.47 acre, from B-1C to B-1C with revised conditions. Election District 5. ***Hearing to commence at approximately 6:35 P.M.***

   B. **REZ20-145 Lake Pointe Village Property Owners Association, c/o Ed Smith,** 3320 Mesinetto Creek Drive, Rockingham, VA 22801. Request location: **Lake Pointe Village, Massanetta Springs Road (Route 687)** approximately 500 feet north of Izaak Walton Drive. Request to rezone Tax Map Parcel 125-(A)-L261 from R-2 to R-3C (General Residential with conditions), and Tax Map Parcel 125-(A)-L263 from R-3C to R-3C with revised conditions to allow an increase in the permitted number of units from 4 to 6 (3 total duplexes), totaling approximately 6.51 acres for both parcels. Election District 3. ***Hearing postponed by request of applicant.***

5. **Unfinished Business-** None.

6. **New Business-** None.

7. **Ongoing Business**
   A. Pending Ordinance Amendments – Update

8. **City Planning Commission Liaison Report**
   June 10 – Kevin Flint
   July 8 – Bill Loomis

9. **Upcoming City Planning Commission Liaison Report**

   August 12 – Mike Harvey

10. **Site Visits –** To be scheduled; media notice to follow.

11. **Staff Report Overview**

12. **Adjournment**

***SPECIAL NOTICE TO THE PUBLIC:** Pursuant to Governor Northam's Executive Order limiting public gatherings and adhering to Centers for Disease Control's social distancing guidelines, the **meeting will be livestreamed on Zoom** and accessible by phone.

- You may appear in person at this meeting; however, **the total number of members of the public permitted within the meeting room will be limited.**
- **You will be encouraged to wear a mask in public** in compliance with the executive order.
- **Hearing times for each case are approximate and used for guidance purposes only** and may begin before or after the posted time.
- Those wishing to attend a specific public hearing case will be allowed inside the Board Meeting Room as space permits and encouraged to arrive at least 5 minutes prior to the approximate hearing time.
- To make public comment on any of the items on this agenda, please submit to: BDyjak@RockinghamCountyVA.gov or call (540)-564-1513.

- **You are invited to participate through our livestream:**
  To Join Zoom Meeting online:
  https://zoom.us/j/98354675117?pwd=RVpwb05XUHFGd01ZYyttTGIrNWg3QT09

  Meeting ID: 983 5467 5117
  Passcode: 544875
  Phone Number: +1 301 715 8592

PLANNING COMMISSION

MINUTES

June 2, 2020

The Rockingham County Planning Commission met on Tuesday, June 2, 2020, in the Board of Supervisors Room in the Rockingham County Administration Center. Members present were, Chairman Rodney Burkholder, Commissioner Michael Harvey, Commissioner Bill Loomis, and Commissioner Keith Sheets. Vice Chairman Kevin Flint was present virtually through a Zoom meeting; Staff members present were Director of Community Development, Rhonda Cooper; Director of Planning, Bradford Dyjak; Senior Planner, Patrick Wilcox; and Secretary, Kayla Yankey.

At 6:31 p.m., Chairman Burkholder called the meeting to order. He noted the meeting would be conducted in accordance with Governor Ralph Northam's Executive Order limiting public gatherings and would adhere to Centers for Disease Control's social distancing guidelines. The meeting was livestreamed accessible online and by phone for those wishing to watch and comment.

Commissioner Loomis offered the Pledge of Allegiance and Invocation.

MINUTES

On motion by Mr. Loomis, and seconded by Mr. Flint the March 3, 2020 regular minutes were approved with a 5-0 vote.

REZONING CASE NOT REQUIRING A PUBLIC HEARING

REZ20-039 - HABU Development, LLC. (c/o Gary Sandridge), 116 E. Point Road, Elkton, VA 22827 requests amending the approved proffers to remove the maximum number of recorded lots allowed per calendar year, while retaining the R-2C (Medium-density residential district with conditions). No increase in the number of units is requested and no other changes to the already-approved subdivision are proposed. The amendment would apply to South Peak Subdivision (formerly Life Farm), McGaheysville, Tax map # 142-(A)-L11, 13, 14, 15 & 16. Election District 5.

Mr. Dyjak presented the request, explaining that the original plan was approved in 2009 limiting the developer to no more than 30 building permits for year, and asking for an amendment to increase the number of units. The applicant is looking for more flexibility to respond to market conditions. Staff recommended approval.

Commissioner Sheets motioned for approval, seconded from Commissioner Harvey. On a vote of 5-0, the Commission recommended the approval of the amendment.

DRAFT

PUBLIC HEARINGS

Rezoning Requests

REZ20-058, Rivers Edge Enterprise LLC., (c/o Vern Michael), 8218 Port Republic Road, Port Republic, VA 24471 to rezone 0.244-acre portion of 8138 Port Republic Road from R-1 (Low-Density Residential) to A-2 (General Residential) for purpose of transferring to 152-(8)- L2A. Tax Map # 152-(7)-L4. Election District 3.

Mr. Wilcox presented the request, explaining that the applicant could not transfer a portion of his adjoining parcel due to different zoning districts. Staff finds the application meets applicable zoning requirements under Section 17-303 of the Zoning Code for A-2 district standards, and is consistent with the Comprehensive Plan. Staff recommended approval of the application as submitted.

At 6:39 p.m., Chairman Burkholder opened the public hearing.

At 6:40 p.m., seeing as there was no one to speak in favor of or opposition to the rezoning, Chairman Burkholder closed the public hearing.

Commissioner Loomis motioned for the Planning Commission to recommend approval of the proposed rezoning; Commissioner Sheets seconded the motion.

On a vote of 5-0, the Commission recommended the approval of this rezoning.

REZ20-071, Richard Rohrer, 8730 Rawley Pike, Hinton, VA 22831 to rezone 1.0 acre on the east side of Garbers Church Road (VA 910), 0.25 mile west of John Wayland Highway (VA 42) from A-2 (General Agricultural) to B-1 (General Business). Tax map # 108-(A)- L111B. Election District 2.

Mr. Wilcox presented the request, and informed Commissioners that the site plan is currently under review for a mini storage facility to include both parcels, which will be dependent upon this rezoning. The property in the request is currently zoned A-2, General Agricultural but is shown as Commercial in the Comprehensive Plan within an Urban Growth Area. This rezoning request conforms to the Comprehensive Plan and form a logical extension of the existing adjoining B-1 district. Staff recommends approval.

Commissioner Harvey asked for verification of the location, staff provided clarification.

At 6:44 p.m., Chairman Burkholder opened the public hearing.

At 6:45 p.m., seeing as there was no one to speak in favor of or opposition to the rezoning, Chairman Burkholder closed the public hearing.

Commissioner Loomis motioned for the Planning Commission to recommend approval of the proposed rezoning; Mr. Harvey seconded the motion.

On a vote of 5-0, the Commission recommended the approval of this rezoning.

DRAFT

Capital Improvements Program (CIP) Plan Amendments

Amendments to the adopted Rockingham County fiscal years 2021 – 2025 CIP shall be considered for recommendation to the Board of Supervisors. The CIP serves as a five-year plan to guide the construction or acquisition of capital projects and the amendments will include the addition of two transportation projects. The two transportation projects include widening of Smithland Road and Mt. Crawford Park & Ride Expansion. If awarded, VDOT would fund the projects with no County contributions.

At 6:48, Commission Burkholder opened the public hearing.

At 6:49 p.m., seeing as there was no one to speak in favor of or opposition to the rezoning, Chairman Burkholder closed the public hearing.

Commissioner Harvey stated that the Park & Ride was heavily utilized, and he would like to motion to approve the amendments, Commissioner Sheets seconded the motion.

On a vote of 5-0, the Commission recommended the approval of this amendment.

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

There was no new business.

ONGOING BUSINESS

Commissioners were updated on pending ordinance amendments, specifically the outdoor lighting ordinance amendment that would be presented in August.

MISCELLANEOUS

City Planning Commission Liaison Report

Commissioner Harvey gave a report for the March 11, 2020 Harrisonburg City Planning Commission Meeting.

Upcoming Harrisonburg City Planning Commission Meeting

The Liaison for the June 10, 2020 Harrisonburg City Planning Commission Meeting is Vice Chairman Flint.

Site Visit

A site visit is to be scheduled, a media notice will follow.

DRAFT

Staff Report Overview

Ms. Cooper reviewed the staff report, highlighting a recommendation by VDOT, at no cost to the County, that US 33 East from the City of Harrisonburg limits to Elkton be the subject of an Arterial Management Plan. The plan would help guide localities and the development community in their decision-making processes that will ultimately lead to safer access while minimizing congestion; planning and designing the appropriate level of access for future development in the corridor; and improving the County's position when applying for Smart Scale, Revenue Sharing, and other transportation project grant funds.

Vice Chairman Flint asked how Census efforts were going with the pandemic. Mr. Dyjak said that there was a 68% response rate during the first wave, surpassing the 2010 response rates, and that outreach efforts continue. The window for responses has been extended to October 31, 2020.

ADJOURNMENT

At 7:05 p.m., having no further business, the Commission adjourned

Minutes approved by the Commission on _____, 2020 by:

_____

Rodney Burkholder, Chair

_____

Kayla Yankey, Secretary

DRAFT

ROCKINGHAM COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT

REZONING CASE REPORT REZ20-034

Applicant	**Holtzman Properties, LLC.**
Address/Location	**6036, 6072, and 6080 Spotswood Trail (U.S. 33) at its intersection with Lawyer Road (Route 655)**
Tax Map#	126-(A)- L81, L82A & L82B
Acreage	1.57 acres total
Present Zoning	A-2 – General Agricultural District (L81 & L82B) and B-1C – General Business with Conditions (L82A)
Proposed Zoning	B-1C – General Business with Conditions
Election District	5
Comprehensive Plan	Commercial
Staff Recommendation	**Approval, July 29, 2020**
Planning Commission	
Board of Supervisors	

GENERAL INFORMATION

OVERVIEW/BACKGROUND:

The applicant is the contract purchaser of three parcels fronting Spotswood Trail (US 33). A convenience store with gas station are situated on Tax Map Parcel 126-(A)- L82A) already within the B-1C General Business zoning district. The applicant seeks to expand both the convenience store and gas station and to extend the B-1 district to the two adjoining western parcels in conjunction with a future vacation of lot lines.

Proffered Conditions:
While the applicant has submitted proffered conditions on the subject parcels, no use limitation were included, thus any allowable use within the B-1 district could be pursued if the rezoning request is approved. The applicant proffered a "Rezoning Plan" as component of the application depicting proposed turn lane improvements to be constructed by the applicant and dedicated to the Virginia Department of Transportation (VDOT) upon completion.

STAFF AND AGENCY ANALYSIS

PLANNING & ZONING

Comprehensive Plan Consistency:
The parcel is designated as Commercial. The Comprehensive Plan identifies Commercial Areas as being "*comprised of existing community retail, professional offices, and retail/office mixed use areas, as well as planned expansions of such areas along the County's primary roads. They also include commercial areas oriented to serving the traveling public and located at interstate interchanges or major intersections. Commercial areas are planned for public water and sewer service and should offer connecting streets and sidewalks where appropriate*."

1. Section: II-B-Goals:
   Policy #4.1.5 Retain and expand the existing industries and businesses now operating in the County

2. The rezoning request is compatible with Comprehensive Plan goals through the targeting of commercial development envisioned along primary roads, especially since the parcel adjoins existing B-1 zoned properties. Furthermore, the connection to public utilities and frontage along U.S. Route 33 represents a logical extension of an existing center of commercial activity.

Adjacent Property Uses:

Location	Zoning		Existing Uses
North	**A-2**		Agricultural and Single-family residences
West	**A-2**		Agricultural
East	**B-1**		Convenience store, Automobile sales lot
South	**B-1C**	**A-2**	Residence, Small contractor's shop | County pump station

Zoning Consistency:

B-1 General Business District Code Requirements

Sec. 17-310.01. - Definition.

The B-1 district provides a wide range of retail, wholesale, and service businesses to the public at convenient, concentrated locations.

Sec. 17-310.02. - Requirements.

(a) Any new B-1 district created after October 1, 2014, shall be located in urban growth areas designated in the comprehensive plan or any other plan adopted by the county.

(b) Sites shall be designed and built to ensure safe pedestrian and vehicular access internal to the site and to adjoining properties.

(c) Sites with adequate frontage and depth shall be provided to prevent sprawling strip commercial development and to permit controlled access to public streets.

(d) To maintain traffic safety and flow along the fronting public streets, interparcel access shall be provided.

Sec. 17-310.03. - Minimum area.

No minimum acreage shall be required for the B-1 district.

Sec. 17-310.04. - Water and sewer.

(a) All uses requiring water service shall be served by public water where available.
(b) All uses requiring sewage treatment shall be served by public sewer where available.

Site Plan Consistency:

The "Rezoning Plan" accompanying the application generally conforms to County site plan requirements, which would be reviewed subsequent to rezoning approval. Upon preparing a formal site plan submittal, the applicant should address the following:

- Prepare an outdoor lighting plan in conformance with Sec. 17-706.
- Ensure dumpster area is sufficiently screened and provide adequate turnaround maneuvering for vehicles approaching the area adjacent to the four parking spaces.
- Landscaping requirements under Sec. 17-703 shall be reviewed at time of site plan submission.
- Parking islands and breaks are required between every 12 consecutive parking spaces.
- Interparcel connectivity should be addressed within the site plan.
- Provide confirmation of an acceptable sewer connection and easement as approved by Public Works to serve the expanded convenience store operations.

Proffered Conditions:

For the clarity and enforceability of both conditions, Planning staff and the County Attorney recommend substituting the term "substantial redevelopment" to read:

1. **Prior to the issuance of a certificate of occupancy, associated with** **[**~~At the time of new or substantial~~] redevelopment of the Property the general access, roadway, turn lane, taper lane, sidewalk and entrance improvements shall be paid for by the Owner and shall be installed in substantial conformance with the January 2020 "Rezoning Plan" prepared by Blackwell Engineering and enclosed with the Rezoning Application.
2. **Prior to the issuance of a certificate of occupancy, associated with** ~~[At the time of]~~ redevelopment, the Owner shall dedicate those rights of way to VDOT as generally shown on the Rezoning Plan.

ENVIRONMENTAL SERVICES

This site is primarily in the Cub Run watershed. There are no known surface waters on these parcels.

There is mapped floodplain – a small portion of 100-year floodplain on 126-(A)- L81, and 500-year floodplain on 126-(A)- L82B and 126-(A)- L82A. It appears that some unpermitted fill may have been placed on the property to the rear of these lots, so the hydrology of the area may have been altered from when the floodplain was mapped. Given portions of the parcels are situated within the 100-year floodplain, certain use restrictions may limit the location of certain commercial activities as outlined in County Floodplain Code Sec. 6D-4.2.

Site soils are in Hydrologic Soil Group C. Group C soils are defined as having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

VIRGINIA DEPARTMENT OF HEALTH

The Health Department has no comment on this proposal.

PUBLIC WORKS

Staff will need to work with the applicant to determine a connection point to our sewer system. The only manhole in the proposed easement is the wet well for our pump station, which is not a suitable connection point. It remains completely tapped out, as a service line, two force main connections, and a gravity connection all going into it.

The applicant will therefore need to get a new easement or modify the one shown to account for a new sewer connection point. There are three other manholes nearby to the west they could connect to without requiring a road bore. Public Works will continue to work with the applicant to find another option, but needs to see another sewer connection point for this project and this will likely require relocation of the proposed 20 foot sewer easement. This matter can be addressed prior to a site plan submittal.

VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT)

Roadway Information:

Spotswood Trail (U.S. 33)
Functional Class.: Principal Arterial
Geometry: 4 Lane Divided Highway
Traffic Count: 26,000 vpd
Posted Speed: 55 mph

Lawyer Rd (Rt. 655)
Functional Class.: Major Collector
Geometry: 2 Lane Highway
Traffic Count: 950 vpd
Posted Speed: 45 mph

VDOT Comments:

1. VDOT understands that the purpose of the rezoning is to enlarge the existing gas/convenience site. The rezoning is not expected to substantially impact the adjacent roadways. A VDOT Chapter 527 Traffic Impact Analysis is not warranted.

2. Any access to the redeveloped site must be in accordance with the standards and regulations contained within Appendix F of the Road Design Manual and the VDOT Access Management regulations. VDOT has met with the applicant to discuss potential access to the expanded site. The sketch that accompanies the application generally conforms to what VDOT would permit. However, a formal access management exception request will be required at time of site plan. (Note: The applicant has provided VDOT a letter from the adjacent property owner on Lawyer Road stating an unwillingness to share an existing entrance.)

FIRE AND RESCUE

The project is located within the McGaheysville Volunteer Fire Department and the East Rockingham Emergency Services station respective first due area. This project will need to meet the requirements of the Rockingham County Fire Prevention Code.

SUMMARY OF CONSIDERATIONS

- The applicant's proposed immediate-term uses to expand the existing convenience store with gas station onto the adjacent lots is limited in scope. Uses of greater intensity, however, could be allowed as permitted uses in the B-1 zoning district. No proffered limitations of uses were submitted.
- Development of this parcel shall be governed by Section 6D of the County Floodplain Code, with uses and construction limited by the presence of both the 100-year and 500-year floodplains.
- The parcel is designated as Commercial within the Comprehensive Plan and is directly adjacent to parcels within the B-1 zoning district.
- The granting of this rezoning is not expected to negatively impact the adjacent properties and would not confer special privileges to the applicant not otherwise available to similarly zoned properties.

STAFF RECOMMENDATION **Approval, July 29, 2020**

The parcel adjoins several larger parcels with a B-1 designation along U.S. Route 33 and Lawyer Road. The request would be consistent with the Zoning Code, specifically the B-1 district requirements Section 17-310.02(a) & (b) as the parcel adjoins existing B-1 district parcels and is oriented along a primary road near major intersections. Staff recommends approval of this request with the suggested clarifying edits to the proffered conditions and the understanding that Public Works comments shall be addressed in advance of a future site plan submittal.

Holtzman Properties, LLC Rezoning Request

PC Hearing Date: 8/4/2020

REZ#20-034

ZONING AMENDMENT REQUEST (B-1C)

PROFFER STATEMENT **DATE: FEBRUARY 3, 2020**

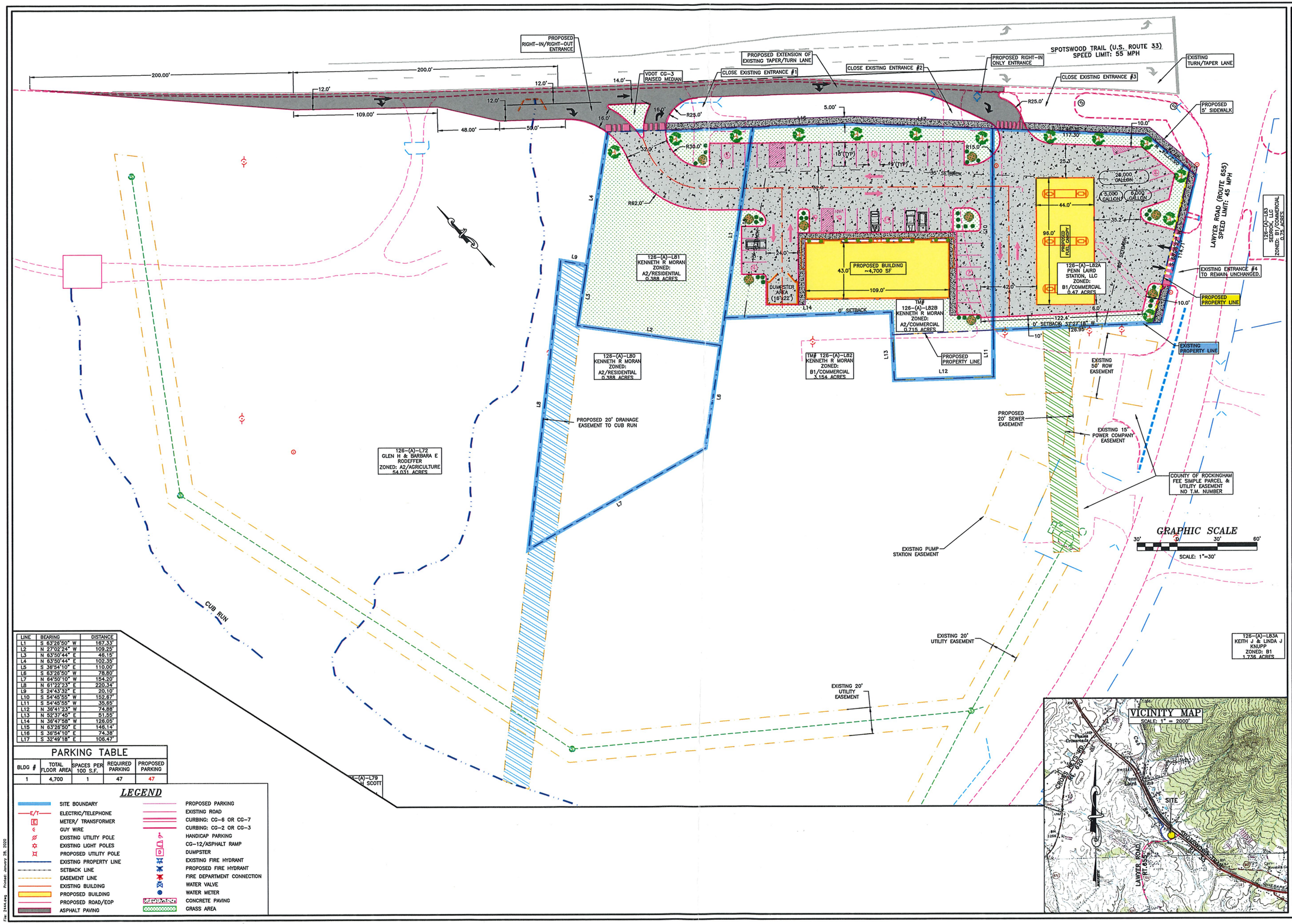
RE: Holtzman Properties, LLC
Owner: Holtzman Properties, LLC
Rezoning Case No: TBD
Tax Map Numbers: 125-(A)-L81, L82B, L82A

Holtzman Properties, LLC hereby proffer(s) that the use and development of this "Property", County tax parcels 126-(A)-L81, 82B and 82A (82A upon redevelopment only), shall be in strict accordance with the following conditions:

1. At the time of new or substantial redevelopment of the Property the general access, roadway, turn lane, taper lane, sidewalk and entrance improvements shall be paid for by the Owner and shall be installed in substantial conformance with the January 2020 "Rezoning Plan" prepared by Blackwell Engineering and enclosed with the Rezoning Application.
2. At the time of redevelopment, the Owner shall dedicate those rights of way to VDOT as generally shown on the Rezoning Plan.

Holtzman Properties, LLC
By: _____
_____

Title: Manager



LINE	BEARING	DISTANCE
L1	S 63°26'50" W	167.33'
L2	N 27°02'24" W	109.25'
L3	N 63°50'44" E	46.15'
L4	N 63°50'44" E	102.35'
L5	S 36°54'10" E	110.00'
L6	S 63°26'50" W	78.80'
L7	N 64°50'10" W	154.20'
L8	N 61°22'23" E	220.34'
L9	S 24°43'32" E	20.10'
L10	S 54°45'55" W	152.67'
L11	S 54°45'55" W	35.65'
L12	N 36°41'23" W	74.88'
L13	N 52°37'45" E	51.55'
L14	N 36°47'58" W	126.05'
L15	N 63°26'50" E	146.14'
L16	S 36°54'10" E	74.38'
L17	S 32°49'18" E	106.47'

PARKING TABLE

BLDG #	TOTAL FLOOR AREA	SPACES PER 100 S.F.	REQUIRED PARKING	PROPOSED PARKING
1	4,700	1	47	47

LEGEND

- SITE BOUNDARY
- ELECTRIC/TELEPHONE
- METER/ TRANSFORMER
- GUY WIRE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLES
- PROPOSED UTILITY POLE
- EXISTING PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED ROAD/EOP
- ASPHALT PAVING
- PROPOSED PARKING
- EXISTING ROAD
- CURBING: CG-6 OR CG-7
- CURBING: CG-2 OR CG-3
- HANDICAP PARKING
- CG-12/ASPHALT RAMP
- DUMPSTER
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- WATER VALVE
- WATER METER
- CONCRETE PAVING
- GRASS AREA

File: 2444.dwg Printed: January 28, 2020

Date:	JANUARY 2020
Scale:	1" = 30'
Designed by:	JDO
Drawn by:	JDO
Checked by:	JDO

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COMMONWEALTH OF VIRGINIA
JEFFREY D. OAKLEY
Lic. No. 0402
PROFESSIONAL ENGINEER

Revision Dates

REZONING PLAN

HOLTZMAN – PENN LAIRD
HOLTZMAN OIL CORPORATION
P.O. BOX 8
MOUNT JACKSON, VA 22842

Drawing No.
1
of 1 Sheets

Job No. 2444

July 15, 2020	STAFF REPORT: COMMUNITY DEVELOPMENT DEPARTMENT

BOARD ACTION REQUESTED

None.

PROJECTS AND REPORTS

LAKE SHENANDOAH STORMWATER CONTROL AUTHORITY (Lisa Koerner Perry)

At the June 24th meeting, the Lake Shenandoah Stormwater Control Authority Board voted to set a rate of $0.04 for 2020 billing cycle, and of $0.08 for 2021-2030.

US 33 ARTERIAL MANAGEMENT PLAN (Rhonda Cooper)

VDOT has awarded the request to develop, at no cost to the County, a US 33 East Arterial Management Plan. VDOT's on-call consultants, Kimley-Horn, will work with Brad Reed, the Staunton's Assistant District Planner, to draft a scope and schedule and to arrange communication with County officials and other stakeholders regarding next steps and scoping questions.

VDOT will work with the County to develop a plan dedicated to preserving this corridor while also accommodating existing and future development. Arterial Management Plans are used to identify ways to ensure safety and preserve the capacity of Virginia's arterial highway network without wide-scale roadway widenings and traffic lights. An Arterial Management Plan would help guide the County and the development community in their decision-making processes that will ultimately lead to safer access while minimizing congestion; planning and designing the appropriate level of access for future development in the corridor; and improving the County's position when applying for Smart Scale, Revenue Sharing, and other transportation project grant funds.

Staff recommended the Plan encompass US 33 East from the City/County Line to Elkton Plaza at the west side of the Town of Elkton. With Board involvement, the focus areas will be determined early in the process. The study is expected to commence in fall 2020 and conclude in late 2021 in advance of the 2022 round of Smart Scale applications.

BUILDING SERVICES DIVISION & FRONT COUNTER OPERATIONS (Joe Shifflett)

The attached Development Activity Report breaks down separate totals of permit types and fees collected through June 30, 2020. Total number of permits processed June 17 through June 30, 2020 was 90; YTD total 1,155.

The table below tracks weekly residential and commercial building permit and revenue activity to give insight as to how the building division is affected through this timeframe.

PROJECTS AND REPORTS, continued

	Weekly Permit Type, Count and Revenue Tracking									
	3/9-13	**3/16-20**	**3/23-27**	**3/30-4/3**	**4/6-15 8 days**	**4/16-30 11 days**	**5/1-15 11 days**	**5/18-29 10 days**	**6/1-16 12 days**	**6/17-30 10 days**
Residential Permits	(37) $12,505	(32) $6,420	(34) $6,914	(11) $12,811	(35) $7,558	(41) $18,3940	(51) $29,417	(38) $15,503	(114) $40,449	(80) $25,183
Commercial Permits	(4) $4,065	(1) $95	(5) $2,356	(19) $4,665	(15) $46,230*	(9) $15,502	(8) $2,829	(8) $6,345*	(23) $5,908	(10) $1,916

Highlighted area indicates timeframe of County Administration Center closure to public
***Interchange Permit** ***6/01-16 South Peak Subdivision**

ROCKINGHAM BICYCLE ADVISORY COMMITTEE (RBAC) (Bradford Dyjak)

The RBAC will tentatively meet again July 23 to review the County Bicycle and Pedestrian Plan, discuss coordination with VDOT on future projects, and to receive various trail and greenway project updates. The RBAC met virtually May 21 to discuss National Bike Month, and review updates on transportation, trails and greenway projects, and evaluate bicycle safety measures.

CENSUS COMPLETE COUNT OUTREACH (Bradford Dyjak)

1. **Census Invitations and Response Rates**
   a. The Census Bureau has extended both field data collection and self-response deadline until October 31, 2020, from August 14.
   b. **Over 68% of all County residents have already self-responded** to these initial invitations as of July 1 compared to 61.9% nationally. **The current rate surpasses the County's 2010 response rate**. Initial Self-Response Rates are updated daily at: https://2020census.gov/en/response-rates.html.
   c. **Three of the County's incorporated towns ranked within the 20 highest response rates in Virginia.**
      - **#7 – Bridgewater 77.4%**
      - **#12 – Broadway 73.1%**
      - **#18 – Mt. Crawford 70.8%**
   d. Enumerator non-response follow-up Census-takers will interview households in person. The revised schedule should start August 11 and continue to October 31.

2. **COVID-19 Testing Sites** – The Department of Fire & Rescue installed posters at the testing site and has Census handouts for distribution to willing testing participants.

3. **Student Poster Contest:** Students were encouraged to participate in a poster contest sponsored by JMU and the Harrisonburg-Rockingham Complete Count Committee with submissions accepted online through June 1. Contest winners were announced and awarded gift certificates and their art will be featured in upcoming outreach materials.

PROJECTS AND REPORTS, continued

SMART SCALE, REVENUE SHARING, AND TRANSPORTATION ALTERNATIVE PROJECT APPLICATIONS
(Bradford Dyjak)
Staff submitted two Smart Scale pre-application projects and awaits the Commonwealth Transportation Board's decision on Revenue Sharing funding awards later in 2020 and for federal Transportation Alternative applications thereafter.

Project # & Name	Location	Project Scope	Funding Program & Status	Cost
#7125 Smithland Road (Route 720) Widening	Between US-11 in and Rt. 718 in the City (approx. 0.8 miles)	Widen Rt. 720 to add a minimum 4-ft shoulder and increase lane width from 10-ft to 12-ft where possible.	**SMART Scale** Pre-Application submitted 4/17/20	**$5.7m**
#7157 Mt. Crawford Park & Ride Expansion	VA 257 at I-81 Exit 240	Expansion of the existing Mt. Crawford Park and Ride at I-81, Exit 240	**SMART Scale** Pre-Application submitted 4/16/20	**$1.94m**
#5786 VA 253/VA 276 Turn Lanes	Intersection of VA 253 (Port Republic Rd.) & VA 276 (Cross Keys Rd.)	Install left turn lanes on northbound and southbound VA 276 (Cross Keys Road) at intersection with VA 253.	**Revenue Sharing** Application submitted 9/25/19	**$1.5m**
#5790 Lake Shenandoah Watershed Culvert Improvements	2 upstream crossings at Baybrook Drive & Berryfield Drive; Shen Lake Drive (Route 689) crossing	The project would address storm sewer improvements by upgrading two upstream culverts within existing VDOT rights-of-way and reconstructing a road crossing at Shen Lake Drive.	**Revenue Sharing** Application submitted 9/30/19	**$1.61m**
#5887 Garbers Church Road Bike & Buggy Lanes	Garbers Church Road (Route 910) from VA 42 to Erickson Avenue	a. Design & construct paved, 8-foot wide lanes on both sides of 0.6 mile road segment b. Phase 1: preliminary engineering, right-of-way acquisition ($350k) [Phase 2 construction ($1.455m) will be future grant application.]	**Transportation Alternatives Set-Aside** (TAP) Application submitted 9/30/19.	**$1.805m (Phase 1: $350k)**

PLANNING COMMISSION ACTIONS

No Planning Commission meeting was held on July 7. The Planning Commission met on June 2 with three cases and amendments to the CIP; a single case listed below has been indefinitely postponed. The ordinance amendment status report is presented later in this report. The Commission next meets August 4.

Item	Description	Comments/ Recommendations
REZ18-273	**Partners Development, Inc.**, is **requesting an amendment to the existing approved proffers** on a 25.704-acre parcel located on the north and west sides of White Oak Drive approximately 700' west of Walnut Creek Drive. Tax Map #107-(A)-L166, Election District #2.	Motion to recommend approval failed 2-3 on 1/2/19; **Pending before Board: applicant requested postponement of 2/13/19 hearing.**

COUNTY-INITIATED ORDINANCES

Amendment (OA#)	Chapter/ Section	Reason & Scope	Status
1. Private Street Standards	**17-700, 701**	Review of private streets design standards ongoing.	Board authorized study on 1/23/19
2. Review of A-1 & A-2 District Uses	**17-302 & 17-303; Ch. 16**	Evaluate distinction of uses between the two districts; consider consolidation into a single agricultural zoning district.	Board authorized study 8/23/17; Staff concluded study.
3. Review of PMR District Requirements	**17-409**	Evaluate appropriate uses and regulations for maximum development flexibility.	Board authorized study 12/12/18; Staff has performed a comparative analysis.
4. Review of Signage Code	**17-707**	Review Planned District sign submission requirements, line-of-sight standards, review code organization.	Board authorized study 12/12/18
5. Wireless Telecommunications Facilities	**Ch. 17, Article VI**	Ensure consistency with recent updates to state code limiting the scope of review for local governments.	Board authorized study 7/17/19; Staff review is underway.
6. (OA19-260 & 261) Inoperable Vehicles	**11-31 –40 & 17-201**	Revise "automobile graveyard" definition; review screening and vehicle removal provisions.	Board authorized study 8/14/19; **Board hearing date T.B.D.**
7. Poultry Operations Study	**17-201, 606, 607& 16-9.1**	Evaluate: proximity to existing residential dwellings, stormwater run-off, aquifer health, and air particulates generated from the poultry houses.	Board Authorized study 1/8/20; Staff research underway; Advisory Committee has been selected.
8. Outdoor Lighting Requirements	**17-706**	Evaluate: height, plan requirements, dark sky compliance, and fixture specifications.	Board authorized study 5/13/20; Staff draft ordinance is underway
9. Car Washes in A-2 and RV Districts	**17-201 & 17-606**	Amending the definition of "Motor Vehicle Repair Shop" to include auto detailing add carwashes as a special use in the A-2 and RV zoning districts.	Board authorized study 6/24/20.

PRIORITY PROJECTS UNDERWAY BY STAFF

Projects	Lead Person	Status	Target Date
Census 2020 Complete Count Committee	Bradford	Census enumerator operations will tentatively begin 8/11 and conclude by 10/31/20.	Ongoing through October 2020
Capital Improvement Program (CIP) Amendments	Bradford	Adding two pending Smart Scale transportation projects to CIP.	**Approved by Board 6/24/20**
Ongoing Review/Tasks	**Lead Person**	**Status**	
Deed Review	Diane	20 deeds under review as of 7/7/20: 8 pending review, 12 awaiting revision.	
Violations	Kelly	60 active complaints, 25 cases pending legal action as of 7/7/20	
Site Plans & Subdivisions	Bradford & Patrick	19 site plans and 1 subdivisions under review as of 7/7/20; 2 approved since 6/16/20	
Subdivision Ordinance Variances	Diana	0 requests under review, as of 7/1/20	
Zoning Variances	Diana	0 requests under review, as of 7/1/20	
Zoning Appeals	Diana	0 requests under review, as of 7/1/20	
Home Occupation Permits	Diana	0 permit requests under review, as of 7/1/20	
Home Business Permits	Diana	0 permit requests under review, as of 7/1/20	
Special Use Permits	Diana	14 permit requests under review, as of 7/1/20	
Special Entertainment Permits	Diana	1 permit requests under review, as of 7/1/20	
Rezonings	Bradford	6 rezoning requests under review, as of 7/1/20	
Permits and Fees Processed	Joe	1153 total transactions for month of June 2020	
Building Inspections	Joe	1510 inspections conducted during June 2020 (averaged 68.63 inspections per day)	
Building Plans	Joe	42 Plans under review, as of 6/30/20	
Environmental (E&S/Stormwater) Plan Review	Lisa	18 plans under review, 38 approved and awaiting permit issuance, as of 7/7/2020	
Environmental Inspections	Lisa	749 inspections conducted in June 2020	
Addressing Structures	Kendrick	35 new structures addressed in June 2020	
Naming of New Roads	Kendrick	4 new roads named in June 2020	

UPCOMING PUBLIC HEARINGS

July 15, 2020, Board of Supervisors, at 6:00 p.m.

Special Use Permits

SUP20-041 Kathleen M. Bundrick, 582 Vine St. Harrisonburg VA 22802, for a commercial kennel (dog daycare) located on the south side of Old Furnace Rd. (Rt. 718) approximately 1,000' east of Smithland Rd. (Rt. 720), Election District #3, zoned General Agricultural (A-2). Tax Map #110-(A)-L2A.

SUP20-045 Eddie M. Rycroft, PO Box 189 Mt. Crawford VA 22841 for storage for agricultural bedding (expansion of existing sawmill business) on property located on the north side of Friedens Church Rd. (Rt. 682) approximately 3,000' west of Koiner Ford Rd. (Rt. 995), Election District #4, zoned General Agricultural (A-2). Tax Map #138-(A)-L93

SUP20-059 James Wenger, 4223 Sky Rd. Rockingham VA 22802 for an additional dwelling on property located on the west side of Sky Rd. (Rt. 761) approximately 0.4 mile north of Singers Glen Rd. (Rt. 763), Election District #2, zoned Prime Agricultural (A-1). Tax Map #77-(A)-L128.

SUP20-092 Jacobs Telecommunications, Inc., 712 Brandermill Drive, Chesapeake 23322 for a 199' telecommunications tower on property located on the north side of Old Furnace Road (Route 718) approximately 0.5 mile east of the Harrisonburg City limits, Election District #3, zoned General Agricultural (A-2). Tax Map #110-(A)-7. Property address: 2555 Old Furnace Road.

REQUESTS TABLED BY BOARD OF SUPERVISORS

SPECIAL USE PERMIT APPLICATION(S)					
Year Tabled	**Date Tabled**	**File**	**Applicant**	**Request**	**Election District**
2020	1/8/20	19-286	Soil Health Technologies	Composting site (like use to refuse and recycling center)	2

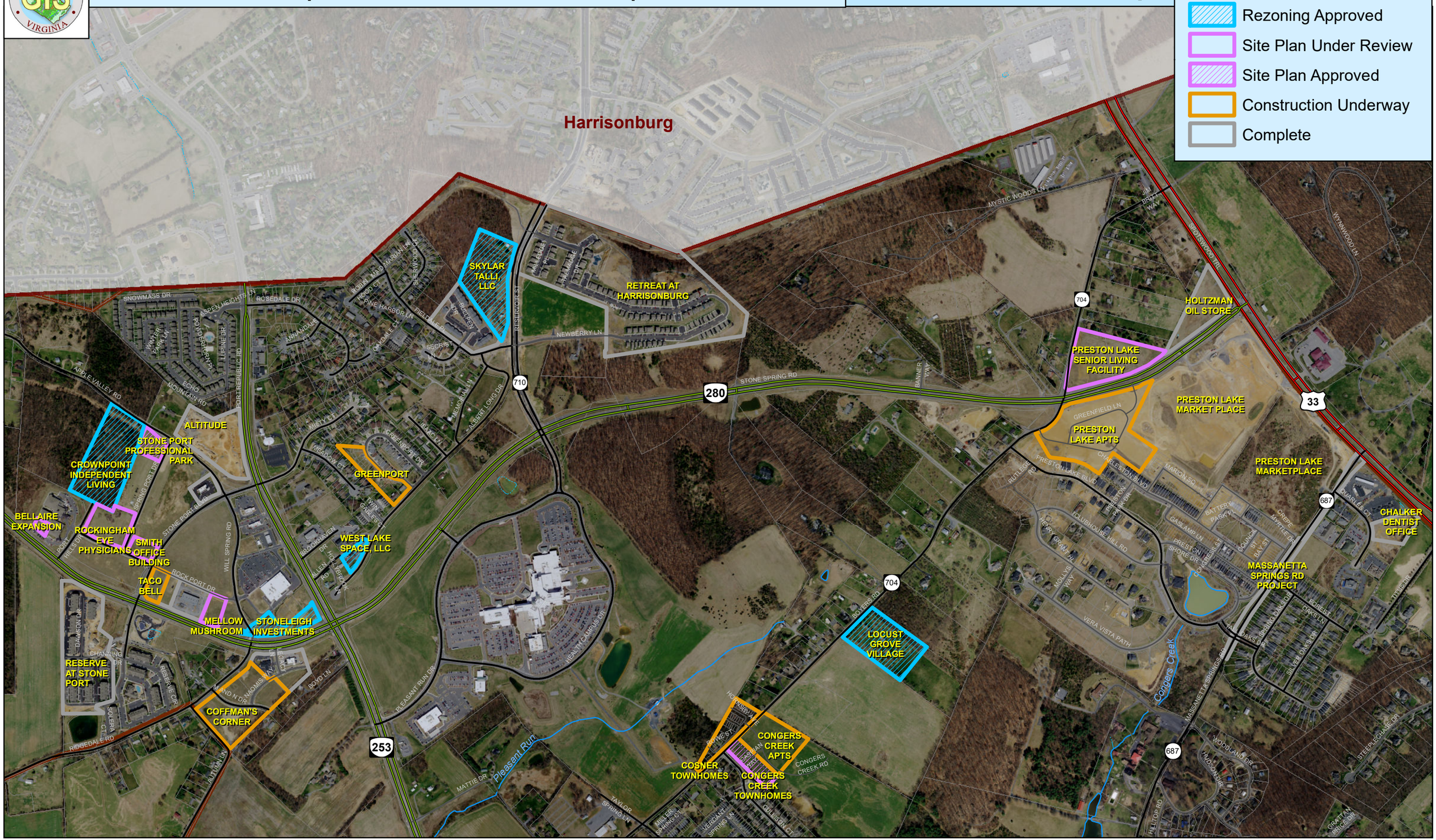
REZONING REQUEST(S)					
Year Tabled	**Date Tabled**	**File**	**Applicant**	**Request**	**Election District**
-	-	-	-	N/A	-

ORDINANCE AMENDMENTS				
Year Tabled	**Date Tabled**	**File**	**Applicant**	**Request**
2020	1/8/20	19-267	None	Section 17-201 & 17-607 using semi-trailers for storage

STAFF DIRECTORY

Name	Job Title	Office Number	Mobile Number
ADMINISTRATION			
Rhonda Cooper	Director	564-3033	271-5061
PERMIT INTAKE & PROCESSING			
Lisa McDonald	Permit Specialist I	564-3038	N/A
Jessica Diaz	Permit Specialist I	564-3040	N/A
Kayla Yankey	Permit Specialist II	564-6024	578-1120
BUILDING CODE ENFORCEMENT			
Joe Shifflett	Building Official	564-3041	578-1558
Ben Terry	Plan Reviewer	564-3046	578-1123
JN Riddel	Building Inspector	N/A	578-1121
Rick Davis	Building Inspector	N/A	830-8018
Danny Mason	Building Inspector	N/A	578-3515
Josh Haugh	Building Inspector	N/A	607-9535
(vacant)	Building Inspector	N/A	N/A
PLANNING, ZONING, DEVELOPMENT, & GEOGRAPHIC INFORMATION SYSTEMS			
Bradford Dyjak	Director of Planning	564-1513	578-2659
Diana Stultz	Zoning Administrator & Subdivision Agent	564-3032	830-8017
Diane Lepkowski	Deputy Zoning Administrator & Deputy Subdivision Agent	564-3037	578-1126
Kelly Getz	Deputy Zoning Administrator & Code Compliance Officer	564-6063	810-5024
Mark Rathke	GIS Specialist	564-5076	N/A
Kendrick Smith	GIS Technician	564-3029	830-5811
Patrick Wilcox	Senior Planner	564-5074	271-2952
ENVIRONMENTAL SERVICES			
Lisa Koerner Perry	Director of Environmental Services	564-6095	271-8760
Adam Hancock	Stormwater Management Program Administrator	564-1529	271-6523
Drew Thacker	Environmental Inspector	564-3047	607-3665
Justin Turner	Environmental Inspector	564-3038	560-5589

DEPARTMENT OF COMMUNITY DEVELOPMENT
Development Activity Report - June 2020

	Permits Issued					Fees Collected				
	Jun-20	Jun-19	One Year Change	Jan-Jun 2020	Jan-Jun 2019	Jun-20	Jun-19	One Year Change	Jan-Jun 2020	Jan-Jun 2019
Building										
Commercial/Industrial	20	10	100.0 %	85	79	$ 70,621.39	$ 23,730.58	197.6 %	$ 214,064.55	$ 139,784.37
Manufactured	3	7	-57.1 %	14	22	$ 362.74	$ 643.23	-43.6 %	$ 1,646.97	$ 2,257.10
Single Family	52	22	136.4 %	230	131	$ 44,130.56	$ 24,405.56	80.8 %	$ 212,673.27	$ 142,150.28
Subtotal	75	39		329	232	$ 115,114.69	$ 48,779.37		$ 428,384.79	$ 284,191.75
Plumbing										
	2	1	100.0 %	9	5	$ 159.18	$ 52.79	201.5 %	$ 648.54	$ 317.03
Subtotal	2	1		9	5	$ 159.18	$ 52.79		$ 648.54	$ 317.03
Electrical										
	35	21	66.7 %	148	161	$ 2,143.48	$ 1,367.68	56.7 %	$ 8,912.12	$ 9,505.35
Subtotal	35	21		148	161	$ 2,143.48	$ 1,367.68		$ 8,912.12	$ 9,505.35
Mechanical										
	4	6	-33.3 %	22	37	$ 232.06	$ 1,183.20	-80.4 %	$ 1,267.94	$ 2,679.19
Subtotal	4	6		22	37	$ 232.06	$ 1,183.20		$ 1,267.94	$ 2,679.19
Other										
	89	72	23.6 %	356	351	$ 36,219.72	$ 34,505.42	5.0 %	$ 135,957.02	$ 131,943.80
Subtotal	89	72		356	351	$ 36,219.72	$ 34,505.42		$ 135,957.02	$ 131,943.80
Land Use Related										
Deeds Approved	10	0	0.0 %	312	0	$ 8,100.00	$ 0.00	0.0 %	$ 32,075.00	$ 0.00
Erosion and Sediment Permits	9	8	12.5 %	42	34	$ 21,843.75	$ 21,654.00	0.9 %	$ 85,145.75	$ 80,795.00
Special Use Permits	1	0	0.0 %	40	0	$ 8,813.75	$ 0.00	0.0 %	$ 21,155.00	$ 0.00
Major Subdivisions Approved	5	0	0.0 %	22	0	$ 1,800.00	$ 0.00	0.0 %	$ 3,700.00	$ 0.00
Subtotal	25	8		416	34	$ 40,557.50	$ 21,654.00		$ 142,075.75	$ 80,795.00
Total	**230**	**147**		**1280**	**820**	**$ 194,426.63**	**$ 107,542.46**		**$ 717,246.16**	**$ 509,432.12**

Urban Development Area - Development Status